



27 CARDIFF STREET, ABERDARE, CF44 7DP

TEL: 01685 878000 FAX: 01685 878000



# Potters Field

Aberdare, CF44 8HX

£425,000



Located in the sought-after area of Potters Field, Aberdare, this stunning detached house offers an exceptional living experience. With five generously sized bedrooms, including two that boast en-suite bathrooms, this property is perfect for families seeking both comfort and privacy.

The interior of the home is finished to a high standard, showcasing exquisite workmanship throughout. The three spacious reception rooms provide ample space for relaxation and entertaining, making it an ideal setting for gatherings with family and friends.

One of the standout features of this property is the large garden, which offers a wonderful outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air.

Additionally, the property includes parking for up to three vehicles, ensuring convenience for residents and guests alike.

This beautiful home combines modern living with a tranquil setting, making it a perfect choice for those looking to settle in a desirable location. Don't miss the opportunity to make this exquisite property your own.



### Entrance Hall

UPVC front door. Radiator.

### Cloakroom

UPVC double glazed window to front. Radiator. Vanity handwash basin. W.C.

### Reception Room 1 13'08 x 11'10 (4.17m x 3.61m )

UPVC double glazed window to front. Radiator.

### Reception Room 2 17'02 x 11'08 (5.23m x 3.56m)

UPVC double glazed window to side and patio doors to rear. Radiator.

### Kitchen/Diner 17'05 x 12'06 (5.31m x 3.81m)

UPVC double glazed window and patio doors to rear. Wall mounted radiator x2. Integrated dishwasher/fridge/freezer. Electric oven and Induction hob. Quartz kitchen counter. Belfast kitchen sink.

### Utility Room

Floor to ceiling kitchen unit. Provisions for washer/dryer. Radiator. UPVC door to rear.

### Landing

Attic trap. Storage.

### Bedroom 1 11'09 x 9'10 (3.58m x 3.00m )

UPVC double glazed window to rear. Radiator.

### En Suite 8'06 x 3'01 (2.59m x 0.94m)

UPVC double glazed window to side. Shower. Vanity handwash basin. W.C. Heated towel rail. Mirror light.

### Bedroom 2 18'03 x 8'01 (5.56m x 2.46m)

UPVC double glazed window to front. Radiator. Sharps fitted wardrobes.

### En Suite 8'00 x 7'00 (2.44m x 2.13m)

UPVC double glazed window to rear. Walk in shower. Vanity handwash basin. W.C. Mirror light.

### Bedroom 3 11'09 x 9'02 (3.58m x 2.79m)

UPVC double glazed window to front. Radiator.

### Bedroom 4 11'02 x 8'04 (3.40m x 2.54m)

UPVC double glazed window to front. Radiator.

### Bedroom 5 9'10 8'04 (3.00m 2.54m)

UPVC double glazed window to rear. Radiator.

### Bathroom 8'06 x 5'00 (2.59m x 1.52m)

UPVC double glazed window to side. Bath. W.C. Handwash basin. Heated towel rail. Mirror light.

### Outside

Integrated garage with electric roller shutter. Driveway. Front and rear gardens.

### Disclaimer

N.B Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained herein.

The particulars do not constitute an offer or contract, and statements herein are made without responsibility, or warranty on the part of the Vendor or Manning Estate Agents, neither of whom can hold themselves responsible for expenses incurred should the property no longer be available. Items shown in photographs are NOT included unless specifically mentioned in particulars. They may however be available by separate negotiation.

The Property Misdescription Act 1991

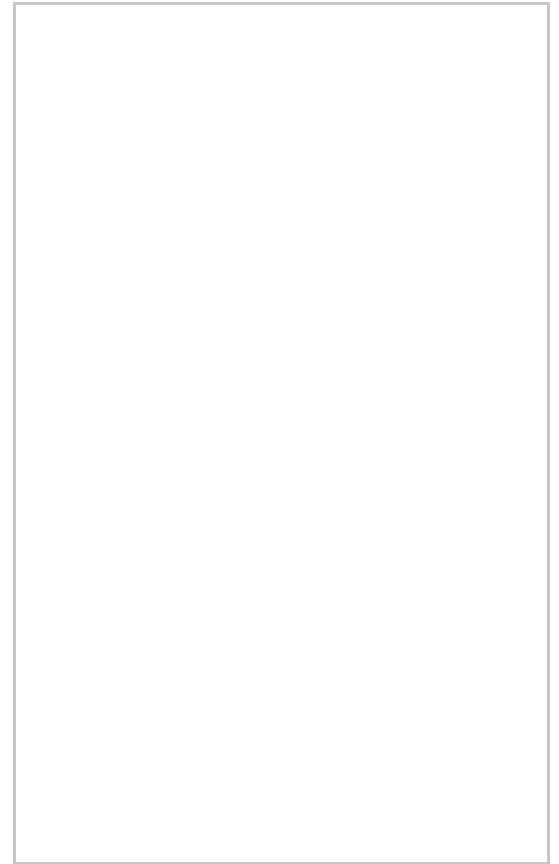
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the property are based on information supplied by the seller. The Agent has not sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website

## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

27 Cardiff Street, Aberdare, CF44 7DP

Tel: 01685 878000 Email: info@manningestateagents.co.uk <https://www.manningestateagents.co.uk>